310–311 West Saratoga Street

310–311 W. Saratoga St., Baltimore, MD 21201

Facility Overview

310 West Saratoga Street

- Building Configuration:
    - One-story office structure with five-story parking garage
- Site Area: 0.54 acres
- Building Size: 116,788 gross square feet
- Occupancy Status: Transferred to Baltimore City
- Parking:
    - 110 overflow parking spaces
    - Annual cost of overflow parking: $95,040

311 West Saratoga Street

- Building Configuration: 10-story office building
- Site Area: 0.64 acres
- Building Size: 259,400 gross square feet
- Occupancy Status: Transferred to Baltimore City

Background on the Site

Originally constructed in 1888 as a department store, the 310–311 West Saratoga Street complex was later renovated and repurposed as the headquarters for the Maryland Department of Human Services. While the buildings were owned by Baltimore City, they were occupied by the State of Maryland for agency operations.

Over time, the facilities experienced significant deterioration due to decades of deferred maintenance and insufficient capital investment, resulting in substantial repair and modernization needs.

Analysis and Decision-Making

In May 2022, the Board of Public Works approved a commercial lease to relocate employees from the Saratoga Street buildings to private commercial office space within Baltimore City's Central Business District.

DGS conducted a cost-benefit analysis comparing:

- Comprehensive renovation of the existing Saratoga Street facilities, and
- Relocation of employees to commercial leased space in the Central Business District

The analysis concluded that relocation to leased space was the most cost-effective option. This approach was projected to save the State approximately $18 million over a 20-year period.

Based on these findings, the Moore–Miller Administration elected to proceed with the relocation strategy. The relocation of employees was completed in 2024, and both the 310 and 311 West Saratoga Street buildings were subsequently returned to Baltimore City.

Cost-Benefit Analysis Summary

310–311 West Saratoga Street: Renovation vs. Commercial Lease

Option	Total Cost
Renovate Existing Facilities	$145,409,288
Relocate to Commercial Leased Space	$126,983,263

Total Estimated Savings	**$18,426,024**